160.0	0002	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	942,400	/	942,400
USE VALUE:	942,400	/	942,400
ASSESSED:	942,400	/	942,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PURSELL PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 421
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOODWIN BENJAMIN C -
Owner 2:	-
Street 1:	79 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2082 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9810.000	441,800	600	500,000	942,400
Total Card	0.225	441,800	600	500,000	942,400
Total Parcel	0.225	441,800	600	500,000	942,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.64 | /Parcel: 452.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106637
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,800	600	9,810.	500,000	942,400		Year end	12/23/2021
2021	101	FV	441,800	600	9,810.	500,000	942,400		Year End Roll	12/10/2020
2020	101	FV	441,500	600	9,810.	500,000	942,100	942,100	Year End Roll	12/18/2019
2019	101	FV	352,400	12300	9,810.	500,000	864,700	864,700	Year End Roll	1/3/2019
2018	101	FV	387,700	11600	9,810.	442,900	842,200	842,200	Year End Roll	12/20/2017
2017	101	FV	387,700	11600	9,810.	371,400	770,700	770,700	Year End Roll	1/3/2017
2016	101	FV	387,700	11600	9,810.	371,400	770,700	770,700	Year End	1/4/2016
2015	101	FV	344,200	11800	9,810.	321,400	677,400	677,400	Year End Roll	12/11/2014

!12505!

PRINT

Date	Time
12/30/21	14:56:40

LAST REV

Date	Time
10/28/19	08:51:45
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODWIN BENJAMI	71528-550	1	8/27/2018		985,000	No	No		
KEENAN JAMES,	63060-535		12/13/2013		800,000	No	No		
KEENAN JOHN J &	62497-362		8/21/2013	Change>Sale	620,000	No	No		
	17247-432		7/1/1986		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	106637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	394	Demo Poo	15,000	C				
12/2/2014	1642	Foundati	30,000					
7/31/2013	1154	Redo Kit	35,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
9/20/2018	Mail Update	MM	Mary M
2/25/2014	Info Fm Prmt	EMK	Ellen K
2/23/2009	Entry Denied	372	PATRIOT
1/14/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9810		Sq. Ft.	Site		0	70.	0.73	8									500,014						500,000	

Total AC/HA:	0.22521	Total SF/SM:	9810	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	500,014	Spl Credit		Total:	500,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.09989011
Adj $ / SQ:	141.061
Other Features:	103231
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463071
Depreciation:	21301
Depreciated Total:	441769

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

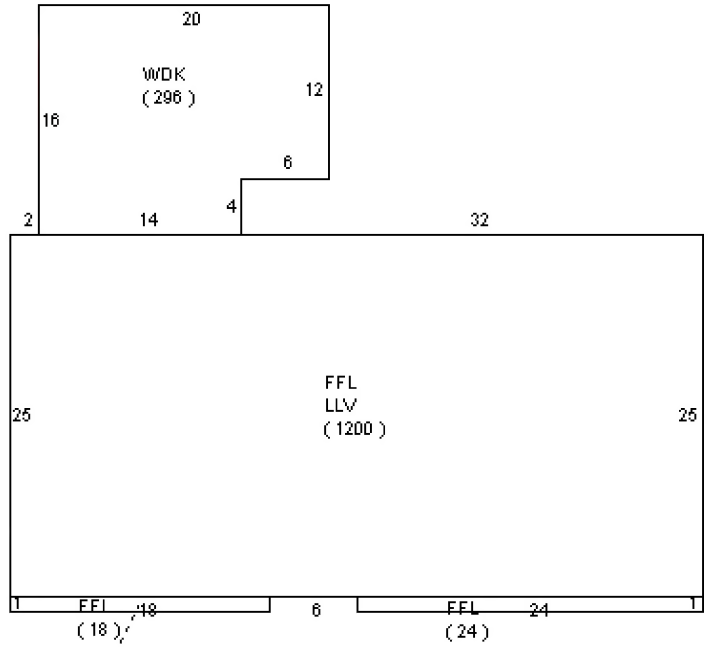
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.17
Special Features:	0	Val/Su Net:	161.36
Final Total:	441800	Val/Su SzAd	355.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	141.060	175,198
LLV	Lower Level	1,200	116.240	139,492
WDK	Deck	296	10.320	3,053
	Net Sketched Area:	2,738	Total:	317,743
Size Ad	1242	Gross Area	2738	FinArea 2082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	12X24	A	FR	1980	3.55	T	39	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600